

**MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING  
HELD OCTOBER 17, 2007, 7:30 P.M. AT THE CITY COUNCIL CHAMBERS, 18649  
FM 1431, JONESTOWN, TEXAS.**

**A. ITEMS OPENING MEETING:**

**1. CALL TO ORDER**

**CHAIRMAN ROBERT MOORE**

Chairman Moore called the meeting to order at 7:31 p.m.

**2. ROLL CALL**

**CHAIRMAN MOORE**

The following members were present: Alan Yost, Robert Moore, Robert Donnelly (Alternate) and Larry Oaks. Tricia Anglea David Nelsen was absent. A quorum was present.

**3. APPROVAL OF MINUTES**

Regular Meeting, September 19, 2007.

Commissioner Yost made a motion to approve the minutes of September 19, 2007. Commissioner Oaks seconded the motion, which carried unanimously.

**B. CITIZENS COMMUNICATIONS**

There were no citizen comments.

**C. GENERAL BUSINESS AND ACTION ITEMS:**

1. a. Public hearing of a rezoning request by Joey Sisca for his property located at 19101 FM 1431, now zoned Light Commercial District, "B-1" to General Commercial District "B-2".

Chairman Moore asked Mr. Sisca to present his request. Mr. Sisca said that he intends to have a landscape materials yard on his three acres and he has submitted a site development plan to the city. Chairman Moore asked if anyone had questions. Commissioner Oaks asked Mr. Sisca how the property is being used now. Mr. Sisca explained that he isn't using it now because of the stop work order that the City of Jonestown put on the property. He discussed the situation with Commissioner Oaks and Commissioner Yost, who asked him further questions about what has already occurred on the property. Issues discussed included the vehicles that need to be removed and the equipment that he parks there, the flood plain issue at the back of the property, which is a creek, and the unsightliness of the property. Commissioner Oaks asked Mr. Sisca to give an argument for why B-2 zoning is more consistent with the comprehensive plan, and Mr. Sisca did not know about the comprehensive plan. Commissioner Yost asked about the creek at the back of the property and what is being done to protect the creek and drainage

to the lake. Mr. Sisca told him that LCRA is making them comply with their regulations and he had to replace the silt fence. Mr. Sisca talked more about his plans for his landscape yard.

Chairman Moore asked for public comment. Mayor Sam Billings represented himself and his siblings, owners of adjacent land, in objection to the rezoning. He and other adjacent property owners have Office zoning and he envisions developing his land as office and perhaps a restaurant. Mr. Billings asked that the property not be zoned more intensely.

Chairman Moore asked for further input from the public and being none, he closed the public hearing.

b. Discussion and possible action on recommendation to City Council of the above rezoning request.

Chairman Moore asked for discussion among the Commissioners. Chairman Moore said that this situation has been going on for at least three years and there have been recent new violations. Mr. Sisca tried to explain what had happened, and that one of the issues he has to address is the zoning. Commissioner Yost voiced concerns about the history of the situation, but also about making it difficult for businesses in town. Mr. Sisca showed pictures of what his building will look like. Commissioner Oaks cautioned Mr. Sisca about the cost of putting in a building and that it needs to be in compliance with the FM 1431 Corridor Overlay requirements. Commissioner Donnelly asked Mr. Sisca if he was aware of all of the requirements, and they discussed the building requirements and his plans.

There was more discussion about the existing zoning, the comprehensive plan and how this request fits in with the projected nodal zoning scheme and the FM 1431 regulations. Chairman Moore suggested tabling the item to a date certain to give time for Mr. Sisca to get some of the issues resolved with the clean up and the site plan.

Commissioner Yost made a motion to recommend approval to City Council of a rezoning request by Joey Sisca for his property located at 19101 FM 1431, now zoned Light Commercial District, "B-1" to General Commercial District "B-2". Commissioner Donnelly seconded the motion. Commissioner Yost and Commissioner Donnelly voted yes. Commissioner Oaks voted no. Chairman Moore abstained because of a conflict of interest. The motion passed.

2. Discussion and possible action to put items on future agendas.

Chairman Moore asked Commissioner Yost about the tower ordinance, and he will send it to the City Secretary. There were no additional items discussed for future agendas.

#### **D. ADJOURNMENT**

Chairman Moore adjourned the meeting at 8:15 P.M.

**PASSED AND APPROVED AT A MEETING ON NOVEMBER 21<sup>st</sup>, 2007.**

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**Robert Moore, Chairman**  
**Planning and Zoning Commission**

**ATTEST:**

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**Linda Hambrick, City Secretary**